

CITY OF NORTH BEND  
CITY COUNCIL  
WORKSTUDY NOTES  
**April 26, 2016 – 7:00 p.m.**  
City Hall Conference Room, 211 Main Ave. N., North Bend, WA

Mayor Pro Tem Loudenback called the meeting to order at 7:02 p.m.

Councilmembers Elwood, Gothelf, Kostanich, Loudenback, Pettersen, Rosen and Volken were present.

**Staff Present:** Community & Economic Development Director Gina Estep, Associate Planner Lynn Hyde, and Records Coordinator Kym Smith.

**Discussion of Cottage Housing and Next Steps**

Community & Economic Development Director Estep noted recent discussion regarding Cottage Housing had occurred at the Special Workstudies on March 22<sup>nd</sup>, April 5<sup>th</sup>, and April 12<sup>th</sup> and at tonight's meeting she would like to have a more informal discussion with solid input from Council.

Ms. Estep mentioned Council's desire to maintain North Bend's rural character and small town atmosphere and questioned how it would apply to the corridor located between North Bend Way and Cedar Falls Way. She explained the Cottage Residential Zone located between North Bend Way and Cedar Falls Way was a quintessential corridor because it separated the City's two main arterials and was planted with mature trees. If the City were to rezone this area Low Density Residential as infill (like Kirkland), even with 30% tree retention, there will be an impact to the community. She compared the potential outcome to Snoqualmie Ridge's core center where there were a lot of single family residential homes on smaller lots mixed in with tiny cottages like the Baker Street Cottages. She expressed concern that this was clearly not the vision of rural character Council was looking for as they had indicated no "sea of sameness", or lot after lot mixed, with a higher density that engulfed smaller lots.

Ms. Estep noted her staff had limited time to research the previously mentioned issues and proposed the following to Council:

- 1) Enter into a "not to exceed \$7,500 contract" with a planning firm for detailing of the zoning design standards for the area. This would allow the City access to professional drafting design tools and City Planners would aid in the process to keep expenditures to a minimum.
- 2) Take planning to the next level by "Shadow Platting" which consisted of laying out a design that includes roads, buffers, parks, trails, trees, etc. This

would help with decision of constructing a buildable product and having that product be something the market can support.

After discussion and Council inquiry into available options, Ms. Estep explained she thought it useful to reach out to other planners in other communities to see what was working for them and a consultant would be the best option for this purpose as they often had better contacts in the industry. Council requested Ms. Estep investigate this option and expressed a desire to have the consultant attend a Council Workstudy in late May or late June to finalize the full scope of the project based upon their input. They commented they were interested in innovative type housing/zoning that would provide options for the “Missing Middle”.

### **Adjournment**

The workstudy closed at 8:28 p.m.

ATTEST:

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Ross Loudenback, Mayor Pro Tem

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Kym Smith, Records Coordinator